



THE CITY OF SAN DIEGO

DEVELOPMENT SERVICES DEPARTMENT

Date of Notice: March 25, 2005

PUBLIC NOTICE OF A

DRAFT MITIGATED NEGATIVE DECLARATION

Job Order: 422591

The City of San Diego Land Development Review Division has prepared a draft Mitigated Negative Declaration for the following project and is inviting your comments regarding the adequacy of the document. **Your comments must be submitted by April 13, 2005 to be included in the final document considered by the decision-making authorities.** Please send your written comments to the following address: **Kristen Forburer, Environmental Planner, City of San Diego Development Services Center, 1222 First Avenue, MS 501, San Diego, CA 92101 or e-mail your comments to DSDEAS@sandiego.gov.**

General Project Information:

- Project No. **31768**, SCH No. **N/A**
- Community Plan Area: **La Jolla**
- Council District: **1**

Subject: Schroeder Residence: COASTAL DEVELOPMENT PERMIT to allow the demolition of an existing single-family residence and construct a new, one-story with basement, 6,221-square-foot single family residence. Proposed development would include a private swimming pool, spa, new landscaping, hardscape, and two new garages accommodating a total of five vehicles. The 19,737-square-foot site is located at 2624 Ellentown Road; RS-1-4 Zone and Coastal Overlay Zone within the La Jolla Community Plan area (Lot 10, in the Scripps Estates Association Subdivision, Map No. 3014). The site is not included on any Government Code Listing of hazardous waste sites.

Applicant:) Applicants: Dan and Lisa Schroeder

Recommended Finding The recommended finding that the project will not have a significant effect on the environment is based on an Initial Study.

Availability in Alternative Format: To request this Notice, the Mitigated Negative Declaration, Initial Study, and/or supporting documents in alternative format, call the Development Services Department at 619-446-5460 or (800) 735-2929 (TEXT TELEPHONE).

Additional Information: For environmental review information, contact Kristen Forburer at (619) 446-5344. The draft Mitigated Negative Declaration, Initial Study, and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Center. For information regarding public meetings/hearings on this project, contact Project Manager Robert Korch at (619) 446-5229. This notice was published in the SAN DIEGO DAILY TRANSCRIPT, placed on the City of San Diego web-site (<http://clerkdoc.sannet.gov/Website/publicnotice/publicnoticeqa.html>), and distributed on March 25, 2005.

Chris Zirkle, Assistant Deputy Director
Development Services Department



Land Development
Review Division
(619) 446-5460

Mitigated Negative Declaration

Project Number: 31768
SCH Number: N/A

SUBJECT: Schroeder Residence: COASTAL DEVELOPMENT PERMIT to allow the demolition of an existing single-family residence and construct a new, one-story with basement, 6,221-square-foot single family residence. Proposed development would include a private swimming pool, spa, new landscaping, hardscape, and two new garages accommodating a total of five vehicles. The 19,737-square-foot site is located at 2624 Ellentown Road; RS-1-4 Zone and Coastal Overlay Zone within the La Jolla Community Plan area (Lot 10, in the Scripps Estates Association Subdivision, Map No. 3014). Applicants: Dan and Lisa Schroeder

- I. PROJECT DESCRIPTION: See attached Initial Study.
- II. ENVIRONMENTAL SETTING: See attached Initial Study.
- III. DETERMINATION:

The City of San Diego conducted an Initial Study which determined that the proposed project could have a significant environmental effect in the following areas: **ARCHAEOLOGY, PALEONOTOLOGY, AND LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM, MSCP)**. Subsequent revisions in the project proposal create the specific mitigation identified in Section V. of this Mitigated Negative Declaration. The project as revised now avoids or mitigates the potentially significant environmental effect previously identified, and the preparation of an Environmental Impact Report will not be required.

IV. DOCUMENTATION:

The attached Initial Study documents the reasons to support the above determination.

V. MITIGATION, MONITORING AND REPORTING PROGRAM:

GENERAL

1. The following mitigation measures shall be noted on the submitted construction/grading plans and specification, and included under the heading, "Environmental Mitigation Requirements."

HISTORICAL RESOURCES (ARCHAEOLOGY)

Prior to Preconstruction (Precon) Meeting

1. Land Development Review (LDR) Plan Check
 - a. Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of LDR shall verify that the requirements for archaeological monitoring and Native American monitoring, if applicable, have been noted on the appropriate construction documents.

2. Letters of Qualification have been submitted to ADD
 - a. Prior to the recordation of the first final map, NTP, and/or, including but not limited to, issuance of a Grading Permit, Demolition Permit or Building Permit, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Archaeologist, as defined in the City of San Diego Historical Resources Guidelines (HRG), has been retained to implement the monitoring program. **If applicable, individuals involved in the archaeological monitoring program must have completed the 40-hour HAZWOPER training with certification documentation.**
3. Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)
 - b. At least thirty days prior to the Precon Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Archaeological Monitoring of the project.
 - c. MMC will provide Plan Check with a copy of both the first and second letter.
4. Records Search Prior to Precon Meeting
 - a. At least thirty days prior to the Precon Meeting the qualified Archaeologist shall verify that a records search has been completed and updated as necessary and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to a copy of a confirmation letter from South Coast Information Center, or, if the search was in-house, a letter of verification from the PI stating that the search was completed.

Precon Meeting

1. Monitor Shall Attend Precon Meetings
 - a. Prior to beginning any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Archaeologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified Archaeologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Archaeological Monitoring program with the Construction Manager and/or Grading Contractor.
 - b. If the Monitor is not able to attend the Precon Meeting, the RE or BI, if appropriate, will schedule a focused Precon Meeting for MMC, EAS staff, as appropriate, Monitors, Construction Manager and appropriate Contractor's representatives to meet and review the job on-site prior to start of any work that requires monitoring.
2. Identify Areas to be Monitored
 - a. At the Precon Meeting, the Archaeologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored as well as areas that may require delineation of grading limits.
3. When Monitoring Will Occur
 - a. Prior to the start of work, the Archaeologist shall also submit a construction schedule to MMC through the RE or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. Monitor Shall be Present During Grading/Excavation
 - a. The qualified Archaeologist shall be present full-time during grading/excavation of native soils and shall document activity via the Consultant Site Visit Record. This record shall be sent to the RE or BI, as appropriate, each month. The RE, or BI as appropriate, will forward copies to MMC.
2. Discoveries
 - a. Discovery Process

In the event of a discovery, and when requested by the Archaeologist, or the PI if the Monitor is not qualified as a PI, the RE or BI, as appropriate, shall be contacted and shall divert, direct or temporarily halt ground disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify MMC of such findings at the time of discovery. MMC will coordinate with appropriate LDR staff.
 - b. Determination of Significance

The significance of the discovered resources shall be determined by the PI in consultation with LDR and the Native American Community, if applicable. LDR must concur with the evaluation before grading activities will be allowed to resume. For significant archaeological resources, a Research Design and Data Recovery Program shall be prepared, approved by DSD and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.
3. Human Remains
 - a. If human remains are discovered, work shall halt in that area and the following procedures set forth in the California Public Resources Code (Sec. 5097.98) and State Health and Safety Code (Sec. 7050.5) will be taken:
 - b. Notification
 - (1) Archaeological Monitor shall notify the RE or BI as appropriate, MMC and the PI if the Monitor is not qualified as a PI. MMC will notify the appropriate Senior Planner in the Environmental Analysis Section (EAS).
 - (2) The PI shall notify the Medical Examiner after consultation with the RE, either in person or via telephone.
 - c. Isolate discovery site
 - (1) Work will be redirected from the location of the discovery and any nearby area reasonably suspected to overlay adjacent human remains until a determination can be made by the Medical Examiner in consultation with the PI concerning the provenience of the remains.
 - (2) The Medical Examiner, in consultation with the PI, shall determine the need for a field examination to determine the provenience.
 - (3) If a field examination is not warranted, the Medical Examiner shall determine, with input from the PI, if the remains are or are most likely to be of Native American origin.
 - d. If Human Remains are determined to be Native American
 - (1) The Medical Examiner shall notify the Native American Heritage Commission (NAHC). By law, **ONLY** the Medical Examiner can make this call.

- (2) The NAHC will contact the PI within 24 hours or sooner after the Medical Examiner has completed coordination.
 - (3) NAHC will identify the person or persons determined to be the Most Likely Descendent (MLD) and provide contact information.
 - (4) The PI will coordinate with the MLD for additional coordination.
 - (5) Disposition of Native American human remains will be determined between the MLD and the PI, IF:
 - (a) The NAHC is unable to identify the MLD, OR the MLD failed to make a recommendation within 24 hours after being notified by the Commission; OR;
 - (b) The landowner or authorized representative rejects the recommendation of the MLD and mediation in accordance with PRC 5097.94 (k) by the NAHC fails to provide measures acceptable to the landowner, the landowner or their authorized representative shall re-enter the human remains and all associated grave goods with appropriate dignity, on the property in a location not subject to subsurface disturbance. Information on this process will be provided to the NAHC.
 - e. If Human Remains are **NOT** Native American
 - (1) The PI shall contact the Medical Examiner and notify them of the historic era context of the burial.
 - (2) The Medical Examiner will determine the appropriate course of action with the PI and City staff (PRC 5097.98).
 - (3) If the remains are of historic origin, they shall be appropriately removed and conveyed to the Museum of Man for analysis. The decision for reinterment of the human remains shall be made in consultation with MMC, EAS, the land owner and the Museum of Man.
4. Night Work
- a. If night work is included in the contract
 - (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.
 - (2) The following procedures shall be followed.
 - (a) No Discoveries
In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.
 - (b) Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction; 2.,a. & b,** will be followed, with the exception that the PI will contact MMC by 8AM the following morning to report and discuss the findings.
 - b. If night work becomes necessary during the course of construction
 - (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
 - (2) The RE, or BI, as appropriate, will notify MMC immediately.
 - c. All other procedures described above will apply, as appropriate.
5. Notification of Completion
- a. The Archaeologist shall notify MMC and the RE or the BI, as appropriate, in writing of the end date of monitoring.

Post Construction

1. Handling and Curation of Artifacts and Letter of Acceptance
 - a. The Archaeologist shall be responsible for ensuring that all cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that prior to the release of the grading bond and /or issuance of the Certificate of Occupancy, whichever is applicable, the Principle Investigator shall submit a letter of acceptance from the curation institution to MMC; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.
 - b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with LDR and the Native American representative, as applicable.
2. Final Results Reports (Monitoring and Research Design and Data Recovery Program)
 - a. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative) and/or evaluation report, if applicable, which describes the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
 - b. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program (ADRP) shall be included as part of the Final Results Report.
 - c. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.
3. Recording Sites with State of California Department of Park and Recreation
 - a. The Archaeologist shall be responsible for recording (on the appropriate State of California Department of Park and Recreation forms-DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program in accordance with the City's Historical Resources Guidelines, and submittal of such forms to the South Coastal Information Center with the Final Results Report.

PALEONTOLOGY

Prior to Preconstruction Meeting

1. *Land Development Review (LDR) Plan Check*

Prior to the issuance of a Notice to Proceed (NTP) or any permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the Assistant Deputy Director (ADD) of Land Development Review (LDR) shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

2. *Letters of Qualification have been Submitted to the ADD*

Prior to the recordation of the first final map, NTP, or any permits, including but not limited to, issuance of the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits, the applicant shall provide a letter of verification to the ADD of LDR stating that a qualified Paleontologist, as defined in the City of San Diego Paleontological Guidelines, has been retained to implement the monitoring program.

3. *Second Letter Containing Names of Monitors has been sent to Mitigation Monitoring Coordination (MMC)*

a. At least thirty days prior to the Preconstruction (Precon) Meeting, a second letter shall be submitted to MMC which shall include the name of the Principal Investigator (PI) and the names of all persons involved in the Paleontological Monitoring of the project.

b. MMC will provide Plan Check with a copy of both the first and second letter.

4. *Records Search Prior to Precon Meeting*

At least thirty days prior to the Precon Meeting, the qualified Paleontologist shall verify that a records search has been completed, and updated as necessary, and be prepared to introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities. Verification includes, but is not limited to, a copy of a confirmation letter from the San Diego Natural History Museum, other institution, or, if the record search was in-house, a letter of verification from the PI stating that the search was completed.

Preconstruction Meeting

1. *Monitor Shall Attend Precon Meetings*

a. Prior to beginning of any work that requires monitoring, the Applicant shall arrange a Precon Meeting that shall include the Paleontologist, Construction Manager and/or Grading Contractor, Resident Engineer (RE), Building inspector (BI), and MMC. The qualified Paleontologist shall attend any grading related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring Program with the Construction Manager and/or Grading Contractor.

b. If the Monitor is not able to attend the Precon Meeting, the RE, or BI as appropriate, will schedule a focused Precon Meeting for MMC, Monitors, Construction Manager and appropriate Contractors representatives to meet and review the job on-site prior to start of any work that requires monitoring.

2. *Identify Areas to be Monitored*

At the Precon Meeting, the Paleontologist shall submit to MMC a copy of the site/grading plan (reduced to 11x17) that identifies areas to be monitored.

3. *When Monitoring Will Occur*

Prior to the start of work, the Paleontologist also shall submit a construction schedule to MMC through the RE, or BI, as appropriate, indicating when and where monitoring is to begin and shall notify MMC of the start date for monitoring.

During Construction

1. *Monitor Shall be Present During Grading/Excavation*

The qualified Paleontologist shall be present full-time during the initial cutting of previously undisturbed formations with high and moderate resource sensitivity, and shall document activity via the Consultant Site Visit Record (form). This record shall be faxed to the RE, or BI as appropriate, and MMC each month.

2. *Discoveries*

a. MINOR PALEONTOLOGICAL DISCOVERY

In the event of a minor Paleontological discovery (small pieces of broken common shell fragments or other scattered common fossils) the Paleontologist shall notify the RE, or BI as appropriate, that a minor discovery has been made. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist will continue to monitor the area and immediately notify the RE, or BI as appropriate, if a potential significant discovery emerges.

b. SIGNIFICANT PALEONTOLOGICAL DISCOVERY

In the event of a significant Paleontological discovery, and when requested by the Paleontologist, the city RE, or BI as appropriate, shall be notified and shall divert,

direct, or temporarily halt construction activities in the area of discovery to allow recovery of fossil remains. The determination of significance shall be at the discretion of the qualified Paleontologist. The Paleontologist with Principal Investigator (PI) level evaluation responsibilities shall also immediately notify MMC staff of such finding at the time of discovery. MMC staff will coordinate with appropriate LDR staff.

3. *Night Work*

a. If night work is included in the contract

- (1) When night work is included in the contract package, the extent and timing shall be presented and discussed at the pre-con meeting.
- (2) The following procedures shall be followed:
 - (a) NO DISCOVERIES

In the event that nothing was found during the night work, The PI will record the information on the Site Visit Record Form.

(b) MINOR DISCOVERIES

- (1) All Minor Discoveries will be processed and documented using the existing procedures under **During Construction** (see Section 2. *Discoveries*, Subsection a.), with the exception that the RE will contact MMC by 9 A.M. the following morning.

(c) POTENTIALLY SIGNIFICANT DISCOVERIES

- (1) If the PI determines that a potentially significant discovery has been made, the procedures under **During Construction** (see Section 2. *Discoveries*, Subsection b.), will be followed, with the exception that the RE will contact MMC by 9 A.M. the following morning to report and discuss the findings.

b. If night work becomes necessary during the course of construction

- (1) The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
- (2) The RE, or BI, as appropriate, will notify MMC immediately.

c. All other procedures described above will apply, as appropriate.

4. *Notification of Completion*

The Paleontologist shall notify MMC and the RE, or BI as appropriate, of the end date of monitoring.

Post Construction

1. The Paleontologist shall be responsible for preparation of fossils to a point of curation as defined by the City of San Diego Paleontological Guidelines.

a. SUBMIT LETTER OF ACCEPTANCE FROM LOCAL QUALIFIED CURATION FACILITY.

The Paleontologist shall be responsible for submittal of a letter of acceptance to the ADD of LDR from a local qualified curation facility. A copy of this letter shall be forwarded to MMC.

b. IF FOSSIL COLLECTION IS NOT ACCEPTED, CONTACT LDR FOR ALTERNATIVES

If the fossil collection is not accepted by a local qualified curation facility for reasons other than inadequate preparation of specimens, the project Paleontologist shall contact LDR, to suggest an alternative disposition of the collection. MMC shall be notified in writing of the situation and resolution.

c. RECORDING SITES WITH SAN DIEGO NATURAL HISTORY MUSEUM

The Paleontologist shall be responsible for the recordation of any discovered fossil sites at the San Diego Natural History Museum

d. FINAL RESULTS REPORT

1. Prior to the release of the grading bond, two copies of the Final Results Report (even if negative), which describes the results, analysis, and conclusions of the above Paleontological Monitoring Program (with appropriate graphics) shall be submitted to MMC for approval by the ADD of LDR.
2. MMC shall notify the RE or BI, as appropriate, of receipt of the Final Results Report.

LAND USE (MULTIPLE SPECIES CONSERVATION PROGRAM)

Since the Schroeder Residence project site is located adjacent to the Multi-Habitat Planning Area (MHPA), the following MHPA Land Use Adjacency Guidelines will be made conditions of project approval.

1. Prior to initiation of any construction-related grading, the construction foreman shall discuss the sensitive nature of the adjacent habitat with the crew and subcontractor.
2. Prior to issuance of any building permits, the limits of grading shall be clearly delineated by a survey crew prior to brushing, clearing or grading. The limits of grading shall be defined with silt fencing and checked by the biological monitor before initiation of construction grading.
3. Prior to the issuance of any building permit, the City Manager shall review the landscape plans to ensure that no invasive non-native plant species shall be introduced into areas adjacent to the MHPA.
4. All lighting adjacent to the MHPA shall be shielded, unidirectional, low pressure sodium illumination (or similar) and directed away from preserve areas using appropriate placement and shields.
5. No staging/storage areas for equipment and materials shall be located within or adjacent to habitat retained in open space area; No equipment maintenance shall be conducted within or near the adjacent open space.
6. Natural drainage patterns shall be maintained as much as possible during construction. Erosion control techniques, including the use of sandbags, hay bales, and/or the installation of sediment traps, shall be used to control erosion and deter drainage during construction activities into the adjacent open space. Drainage from all development areas adjacent to the MHPA shall be directed away from the MHPA, or if not possible, must not drain directly into the MHPA, but instead into sedimentation basins, grassy swales, and/or mechanical trapping devices as specified by the City Engineer.

7. No trash, oil, parking or other construction related activities shall be allowed outside the established limits of grading. All construction related debris shall be removed off-site to an approved disposal facility.
8. Prior to the issuance of the first building permit, the ADD of LDR shall verify that the Multi-Habitat Planning Area (MHPA) boundaries and the following project requirements regarding the coastal California gnatcatcher are shown on the construction plans:

NO CLEARING, GRUBBING, GRADING, OR OTHER CONSTRUCTION ACTIVITIES SHALL OCCUR BETWEEN MARCH 1 AND AUGUST 15, THE BREEDING SEASON OF THE COASTAL CALIFORNIA GNATCATCHER, UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN MET TO THE SATISFACTION OF THE CITY MANAGER:

- A. A QUALIFIED BIOLOGIST SHALL SURVEY THOSE HABITAT AREAS WITHIN THE MHPA THAT WOULD BE SUBJECT TO CONSTRUCTION NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE FOR THE PRESENCE OF THE COASTAL CALIFORNIA GNATCATCHER. SURVEYS FOR THE COASTAL CALIFORNIA GNATCATCHER SHALL BE CONDUCTED PURSUANT TO THE PROTOCOL SURVEY GUIDELINES ESTABLISHED BY THE U.S. FISH AND WILDLIFE SERVICE FOR A MINIMUM OF FOUR WEEKS (WITHIN THE BREEDING SEASON) PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. IF GNATCATCHERS ARE PRESENT, THEN THE FOLLOWING CONDITIONS MUST BE MET:
 - I. BETWEEN MARCH 1 AND AUGUST 15, NO CLEARING, GRUBBING, OR GRADING OF OCCUPIED GNATCATCHER HABITAT SHALL BE PERMITTED. AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; AND
 - II. BETWEEN MARCH 1 AND AUGUST 15, NO CONSTRUCTION ACTIVITIES SHALL OCCUR WITHIN ANY PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES WOULD RESULT IN NOISE LEVELS EXCEEDING 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED GNATCATCHER HABITAT. AN ANALYSIS SHOWING THAT NOISE GENERATED BY CONSTRUCTION ACTIVITIES WOULD NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF OCCUPIED HABITAT MUST BE COMPLETED BY A QUALIFIED ACOUSTICIAN (POSSESSING CURRENT NOISE ENGINEER LICENSE OR REGISTRATION WITH MONITORING NOISE LEVEL EXPERIENCE WITH LISTED ANIMAL SPECIES) AND APPROVED BY THE ADD OF LDR AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES DURING THE BREEDING SEASON, AREAS RESTRICTED FROM SUCH ACTIVITIES SHALL BE STAKED OR FENCED UNDER THE SUPERVISION OF A QUALIFIED BIOLOGIST; OR

- III. AT LEAST TWO WEEKS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES, UNDER THE DIRECTION OF A QUALIFIED ACOUSTICIAN, NOISE ATTENUATION MEASURES (e.g., BERMS, WALLS) SHALL BE IMPLEMENTED TO ENSURE THAT NOISE LEVELS RESULTING FROM CONSTRUCTION ACTIVITIES WILL NOT EXCEED 60 dB(A) HOURLY AVERAGE AT THE EDGE OF HABITAT OCCUPIED BY THE COASTAL CALIFORNIA GNATCATCHER. CONCURRENT WITH THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND THE CONSTRUCTION OF NECESSARY NOISE ATTENUATION FACILITIES, NOISE MONITORING* SHALL BE CONDUCTED AT THE EDGE OF THE OCCUPIED HABITAT AREA TO ENSURE THAT NOISE LEVELS DO NOT EXCEED 60 dB(A) HOURLY AVERAGE. IF THE NOISE ATTENUATION TECHNIQUES IMPLEMENTED ARE DETERMINED TO BE INADEQUATE BY THE QUALIFIED ACOUSTICIAN OR BIOLOGIST, THEN THE ASSOCIATED CONSTRUCTION ACTIVITIES SHALL CEASE UNTIL SUCH TIME THAT ADEQUATE NOISE ATTENUATION IS ACHIEVED OR UNTIL THE END OF THE BREEDING SEASON (AUGUST 16).

* Construction noise monitoring shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. If not, other measures shall be implemented in consultation with the biologist and the ADD of LDR, as necessary, to reduce noise levels to below 60 dB(A) hourly average or to the ambient noise level if it already exceeds 60 dB(A) hourly average. Such measures may include, but are not limited to, limitations on the placement of construction equipment and the simultaneous use of equipment.

- B. IF COASTAL CALIFORNIA GNATCATCHERS ARE NOT DETECTED DURING THE INITIAL SURVEY, THE QUALIFIED BIOLOGIST SHALL SUBMIT SUBSTANTIAL EVIDENCE TO THE ADD OF LDR AND APPLICABLE RESOURCE AGENCIES WHICH DEMONSTRATES WHETHER OR NOT MITIGATION MEASURES SUCH AS NOISE WALLS ARE NECESSARY BETWEEN MARCH 1 AND AUGUST 15 AS FOLLOWS:
- I. IF THIS EVIDENCE INDICATES THE POTENTIAL IS HIGH FOR COASTAL CALIFORNIA GNATCATCHER TO BE PRESENT BASED ON HISTORICAL RECORDS OR SITE CONDITIONS, THEN CONDITION A.III SHALL BE ADHERED TO AS SPECIFIED ABOVE.
- II. IF THIS EVIDENCE CONCLUDES THAT NO IMPACTS TO THIS SPECIES ARE ANTICIPATED, NO MITIGATION MEASURES WOULD BE NECESSARY.

VI. PUBLIC REVIEW DISTRIBUTION:

Draft copies or notice of this Mitigated Negative Declaration were distributed to:

City of San Diego

Councilmember Peters, District 1
Development Services Department
Planning Department
Historical Resources Board (87)


Other

La Jolla Town Council (273)
La Jolla Historical Society (274)
La Jolla Community Planning Association (275)
California Department of Fish and Game (32A)
Sierra Club, San Diego Chapter (165)
San Diego Audubon Society (167)
California Native Plant Society (170)
Endangered Habitats League (182)
South Coastal Information Center (210)
Save Our Heritage Organisation (214)
Ron Christman (215)
Louie Guassac (215A)
Dr. Jerry Schaefer (209)
San Diego County Archaeological Society (218)
San Diego Archaeological Center (212)
San Diego Historical Society (211)
Kumeyaay Cultural Repatriation Committee (225)
San Diego Natural History Museum (166)
Native American Distribution (225A-R Public Notice)
Barona Group of Capitan Grande Band of Mission Indians
Campo Band of Mission Indians
Cuyapaipe Band of Mission Indians
Inaja and Cosmit Band of Mission Indians
Jamul Band of Mission Indians
La Posta Band of Mission Indians
Manzanita Band of Mission Indians
Sycuan Band of Mission Indians
Viejas Group of Capitan Grande Band of Mission Indians
Mesa Grande Band of Mission Indians
San Pasqual Band of Mission Indians
Santa Ysabel Band of Diegueño Indians
La Jolla Band of Mission Indians
Pala Band of Mission Indians
Pauma Band of Mission Indians
Pechanga Band of Mission Indians
Rincon Band of Luiseno Mission Indians
Los Coyotes Band of Mission Indians
John Pyjar, Dominy and Associates Architects, Agent
Dan and Lisa Schroeder, Applicant

VII. RESULTS OF PUBLIC REVIEW:

- () No comments were received during the public input period.
- () Comments were received but did not address the draft Mitigated Negative Declaration finding or the accuracy/completeness of the Initial Study. No response is necessary. The letters are attached.
- () Comments addressing the findings of the draft Mitigated Negative Declaration and/or accuracy or completeness of the Initial Study were received during the public input period. The letters and responses follow.

Copies of the draft Mitigated Negative Declaration and Initial Study material are available in the office of the Land Development Review Division for review, or for purchase at the cost of reproduction.


Myra Herrmann, Senior Planner
Development Services Department

Analyst: K. Forburger

March 25, 2005
Date of Draft Report

Date of Final Report

City of San Diego
Development Services Department
LAND DEVELOPMENT REVIEW DIVISION
1222 First Avenue, Mail Station 501
San Diego, CA 92101
(619) 446-5460

INITIAL STUDY
Project Number: 31768

SUBJECT: Schroeder Residence: COASTAL DEVELOPMENT PERMIT to allow the demolition of an existing single-family residence and construct a new, one-story with basement, 6,221-square-foot single family residence. Proposed development would include a private swimming pool, spa, new landscaping, hardscape, and two new garages accommodating a total of five vehicles. The 19,737-square-foot site is located at 2624 Ellentown Road; RS-1-4 Zone and Coastal Overlay Zone within the La Jolla Community Plan area (Lot 10, in the Scripps Estates Association Subdivision, Map No. 3014). Applicants: Dan and Lisa Schroeder

I. PURPOSE AND MAIN FEATURES:

The proposed Coastal Development Permit would allow for the construction of a one-story, 6,221 square-foot single-family dwelling unit with basement, pool, spa, and two new garages. Approval of the Coastal Development Permit would allow for the demolition of an existing single-family residence on the 19,737-square-foot site located at 2624 Ellentown Road in the La Jolla Community Planning area (Figure 1). The development would be comprised of a 1,840 square-foot basement with a 2,915 square-foot first floor. In addition, the proposal includes the construction of a two-car garage and a three-car garage totaling 1,225 square-feet, as well as, 1,010 square-feet of exterior deck space. (Figure 2). Additional project features include a five-foot high exterior pool enclosure fence, a six-foot high property line wooden fence, brown metallic colored roofing, earthtone colored stucco, a retaining wall on the western perimeter of the development footprint, fireplace, skylight, outdoor shower area, exterior motor court, exterior courtyard, private garden space, and two paved patios. The proposed structure would not exceed 30 feet in height.

The project proposes to grade 13,780-square feet of the 19,737-square-foot site with 200 cubic of fill and 1,700 cubic yards of cut at a depth of approximately 12.2-feet. All grading would be confined to the building footprint only. The project also proposes to retain two existing Torrey Pine trees which are located to the north and south of the proposed development footprint and would be protected during construction. Site landscaping proposed which is not located adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA) and approximately 17-feet away from potentially sensitive vegetation would include, but not be limited to, Strawberry Tree, New Zealand Christmas Tree, Jacaranda, Lavender Starflower, Giant Bird of Paradise, Star Jasmine, Lily of the Nile, Kafir Lily, India Hawthorn, Ornamental Strawberry, Creeping Lily Turf, and ground turf.

II. ENVIRONMENTAL SETTING:

The 19,737-square-foot project site is a rectangular shaped parcel of land located at 2624 Ellentown Road. The La Jolla Community Plan (LJCP) designates the front portion of the subject property as Very-Low Density (0-5 dwelling units/acre) Residential. The rear portion of the property is designated as Open Space/Park. The development on the front portion of the property conforms to the identified residential land use and no development is proposed in the rear portion of the property reflective of the Open Space/Park designation. Development in the vicinity of the subject site is characterized primarily by single-story detached homes. The proposed project site is zoned RS-1-4 and Coastal Overlay Zone in the City of San Diego's Municipal Code. The parcel currently contains an existing house with landscaping, a fuel break and an area of Lemonadeberry/Diegan Coastal Sage Scrub vegetation at the western edge of the property line. The proposed development footprint is located in close proximity, but not directly adjacent to the City of San Diego's Multi-Habitat Planning Area (MHPA) of the Multiple Habitat Conservation Program (MSCP) Subarea Plan.

III. ENVIRONMENTAL ANALYSIS: See attached Initial Study checklist.

IV. DISCUSSION:

The following issues were considered during the environmental review of this project and determined to be potentially significant: **HISTORICAL RESOURCES (ARCHAEOLOGICAL), PALEONTOLOGICAL RESOURCES, AND LAND USE (MSCP).**

HISTORICAL RESOURCES (ARCHAEOLOGY)

The proposed project site is located adjacent to the mapped boundaries of a significant archaeological site, the Scripps Estates Site (CA-SDI-525/W-9). SDI - 525 was first recorded by Malcom Rogers of the San Diego Museum of Man in the 1930's and subsequently excavated in 1958 and 1959 by UCLA and the Scripps Institute of Oceanography. The Scripps Estates site is perhaps one of the best known sites in San Diego County. In 1953, when the Scripps Estates Subdivision was initially graded, San Diego archaeologist, James Moriarty inspected the area and found two disturbed burials with associated artifacts. Additional excavation ensued when the previous owner of the Gordon-Hooper residence encountered a human skull while spading his lawn. George Shumway (owner of what is now the Gordon-Hooper Residence), Moriarty and Claude Warren of UCLA began simultaneous excavations on Lots 16 and 17. Lot 10, the subject property was not included, to the best of our knowledge, in any excavations during this time period. However, due to the high sensitivity of the area and because of known human remains recovered within the Scripps Estates Subdivision, there is a potential for project development to impact unknown historic and/or prehistoric resources on-site. Therefore, an "*Archaeological Survey and Testing Program for the Schroeder Residence Project*" by Brian F. Smith and Associates (December 30, 2004) was prepared in accordance with the *City of San Diego Historic Resource Guidelines (April 2001)*. The archaeological survey and testing report is available for review at the offices of the Land Development Review Division and is summarized below.

The archaeological survey and testing program observed one isolated quartzite flake on the surface of the project area, but no significant cultural resources or deposits were identified within the proposed project site; however, the investigation was limited by the existing residence and associated landscape features. The proposed

development includes the demolition of the existing pool and excavation of a basement. Due to the depths required for the demolition and excavation of these features, the limitations of the archaeological investigation, and the proximity of the property to a significant archaeological site (Site SDI-525/W-9), the proposed project has the potential to affect undiscovered historical resources. Archaeological monitoring will, therefore, be required during grading activities, as outlined in Section V, Mitigation, Monitoring, and Reporting Program, (MMRP) of the Mitigated Negative Declaration, to mitigate potentially significant impacts to archaeological resources to below a level of significance.

PALEONTOLOGY

The project site is underlain by the Linda Vista and/or Scripps Formations. The Scripps formation is assigned "high" paleontological resource sensitivity. Grading for the proposed project would require excavation and removal of approximately 1,700 cubic yards of cut material and would extend to depths in excess of 12 feet below the surface. According to the *City of San Diego Paleontology Guidelines* (City of San Diego 2002), impacts to paleontological resources are considered potentially significant for areas with a high sensitivity if grading would exceed 1,000 cubic yards and extend to a depth of 10 feet or greater. Based upon the proposed quantity and depth of excavation, implementation of the proposed project could result in significant impacts to sensitive paleontological resources. To reduce this impact to below a level of significance, excavation would be monitored by a qualified paleontologist or paleontological monitor and any significant fossil resources encountered would be recovered and curated, as outlined in Section V., MMRP of the Mitigated Negative Declaration.

LAND USE (MSCP)

The property in which development is proposed is located adjacent to the MHPA; therefore, the proposal would be required to comply with the MHPA Land Use Adjacency Guidelines contained in the City's MSCP Subarea Plan. All lighting adjacent to the MHPA, as well as adjacent to proposed open space west of the project site, would be shaded and directed away from these areas. Runoff from the proposed development would not drain directly into the MHPA. Landscape plantings would consist of either native plant species or non-invasive ornamental plant species. Due to the potential presence of the coastal California gnatcatcher within the adjacent MHPA preserve area, construction would either be avoided during the breeding season for the (March 1 through August 15) or the applicant would be required to comply with the mitigation monitoring program as outlined in Section V. of the Mitigated Negative Declaration, which would reduce potentially significant impacts to below a level of significance. The mitigation monitoring program includes the provision for surveys to determine the presence or absence of the gnatcatchers within portions of the MHPA which would be subjected to construction noise levels above 60 dB Leq (one-hour) and if present either attenuating noise to 60 dB Leq (one-hour) or less or avoiding construction activities during the breeding season. Consistency with the MHPA Land Use Adjacency Guidelines as outlined in Section V. of the Mitigated Negative Declaration would reduce potentially significant land use impacts to below a level of significance.

The following issues were considered during the environmental review of this project and determined **not** to be significant: **HISTORICAL RESOURCES (ARCHITECTURAL), BIOLOGICAL RESOURCES, AND GEOLOGY**

HISTORICAL RESOURCES (ARCHITECTURAL)

Historical resources include all properties (historic, archaeological, landscapes, traditional, etc.) eligible or potentially eligible for the National Register of Historic Places, as well as those that may be significant pursuant to state and local laws and registration programs such as the California Register of Historical Resources or the City of San Diego Historical Resources Register. Historical resources include buildings, structures, objects, archaeological sites, districts, landscaping, and traditional cultural properties possessing physical evidence of human activities that are typically over 45 years old, regardless of whether they have been altered or continue to be used. The California Environmental Quality Act (CEQA) requires that before approving discretionary projects the Lead Agency must identify and examine the significant adverse environmental effects which may result from that project. Pursuant to Section 21084.1 of the State CEQA Guidelines, a project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment.

The original owner of the existing residence at 2624 Ellentown Road was Guy L. Fleming. According to the Historical Inventory of Important Architects, Structure, and People in San Diego, Mr. Fleming worked with Kate Sessions on the planning and planting of the grounds for the CA International Exposition of 1915. Mr. Fleming was involved with George Marston and E.W. Scripps on conservation. In 1921 he was made Custodian of Torrey Pines and of all lands owned by Miss Ellen Scripps. In order to determine the significance of the existing residence at 2624 Ellentown Road based on the original owner, Guy L. Fleming, a "*Historical and Architectural Report for 2624 Ellentown Road La Jolla, California 92037*," was prepared by Dr. Ray Brandes and Scott A. Moomjina, Esq (August 2004) in accordance with the *City of San Diego Historic Resource Guidelines (April 2001)*. This report is available for review at the office of the Land Development Review Division.

The Historical and Architectural report identifies Guy and Margaret Fleming as the owners who had the home built at 2624 Ellentown Road, and resided in the home virtually continuously until their deaths in 1960 and circa 1976, respectively. Guy Fleming is identified in the La Jolla Historical Survey as a historically significant individual. On June 18, 1998, the Guy and Margaret Fleming house at 12279 Torrey Pines Park Road was listed on the National Register of Historic Places. This home was built in 1927 in the Pueblo Revival style and at the time of the listing, it served as the home of the Torrey Pines Reserve's resident Park Ranger. The Flemings moved into the Torrey Pines Park Road home from their former home on the Reserve (a log cabin) after the home's completion in 1927. The Flemings continued to live in the house on Torrey Pines Park Road until about 1959 when they moved to the Ellentown Road address in La Jolla. The house on Torrey Pines Park Road was also found to be significant for its association with artist and conservationist Margaret Fleming. The nomination goes on to describe Margaret Fleming's work after the Flemings moved to Ellentown Road after Guy died in 1960. She was instrumental in getting additional acreage added to the Reserve. Her work was a

continuation of the work that she and Guy were noted for while residing at the Torrey Pines Park Road house. This earlier house is currently on the National Register; listed for its association with both Guy and Margaret Fleming; listed for architectural significance, and is the house most closely associated with the Fleming's most productive period and their significant achievements. Historical research has determined that while the home does exhibit some characteristics of the Modern architectural style, the is not considered architecturally significant under the California Environmental Quality Act (CEQA), and is not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register. This determination was evaluated concurrently with and supported by staff to the Historic Resources Board. Therefore, the structure at 2624 Ellentown Road was found not to be a significant historical resource under CEQA; therefore, no mitigation is required.

BIOLOGICAL RESOURCES

A biological resource assessment was prepared by Pacific Southwest Biological Services, Inc (July 15, 2004) to evaluate the vegetation communities of the project site. Biological field surveys included a sensitive plant species assessment, a general wildlife survey, and impact analysis. The biological survey report is available for review at the offices of the Land Development Review Division and is summarized below.

The report determined that the proposed project site supports two vegetation communities. The communities include Diegan Coastal Sage Scrub (Tier 2) and the remainder of the site is comprised of Urban Developed and Disturbed habitat (Tier 4). Diegan Coastal Sage Scrub communities are considered sensitive habitats by the *City of San Diego Biological Guidelines* (July 2002). No sensitive zoological species were detected during the survey and are not expected to occur on-site. The biological investigation revealed a developed parcel in the upper portion occupied by Urban Developed habitat and native Diegan Coastal Sage Scrub at the lower, western end including an intervening fuel break. Two 40-foot tall, planted Torrey Pines are located on the back portion of the present residence and are proposed to be retained. The proposed project site is not located within, but adjacent to the Multi-Habitat Planning Area (MHPA) of the Multiple Species Conservation Program (MSCP) Subarea Plan. The proposed project features are consistent with the City's MSCP Adjacency Guidelines.

The biological survey concluded that the removal of the existing residence and construction of a new residence would not impact any native vegetation on or off-site. The distance from the proposed associated structures is eight meters from the nearest occurrence of native vegetation, i.e. Lemonadeberry shrubs. No direct impacts to Diegan Coastal Sage Scrub would result with project implementation. All proposed development would occur in the areas identified as Urban Developed and Disturbed habitat. Direct impacts to these communities are not considered significant and therefore no mitigation would be required.

GEOLOGY/SOILS

The project is located in a seismically active region of California and, therefore, the potential exists for geologic hazards, such as earthquakes and ground failure to affect the proposed development. According to the City of San Diego's *Seismic Safety Study*, the project area lies within Geologic Hazard Category 53. Hazard

Category 53 is characterized as having a unfavorable geologic structure with moderate risk for instability. Proper engineering design of all new structures would ensure that the potential for geologic impacts from regional hazards would be insignificant.

V. RECOMMENDATION:

On the basis of this initial evaluation:

- () The proposed project would not have a significant effect on the environment, and a NEGATIVE DECLARATION should be prepared.
- (X) Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described in Section IV above have been added to the project. A MITIGATED NEGATIVE DECLARATION should be prepared.
- () The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT should be required.

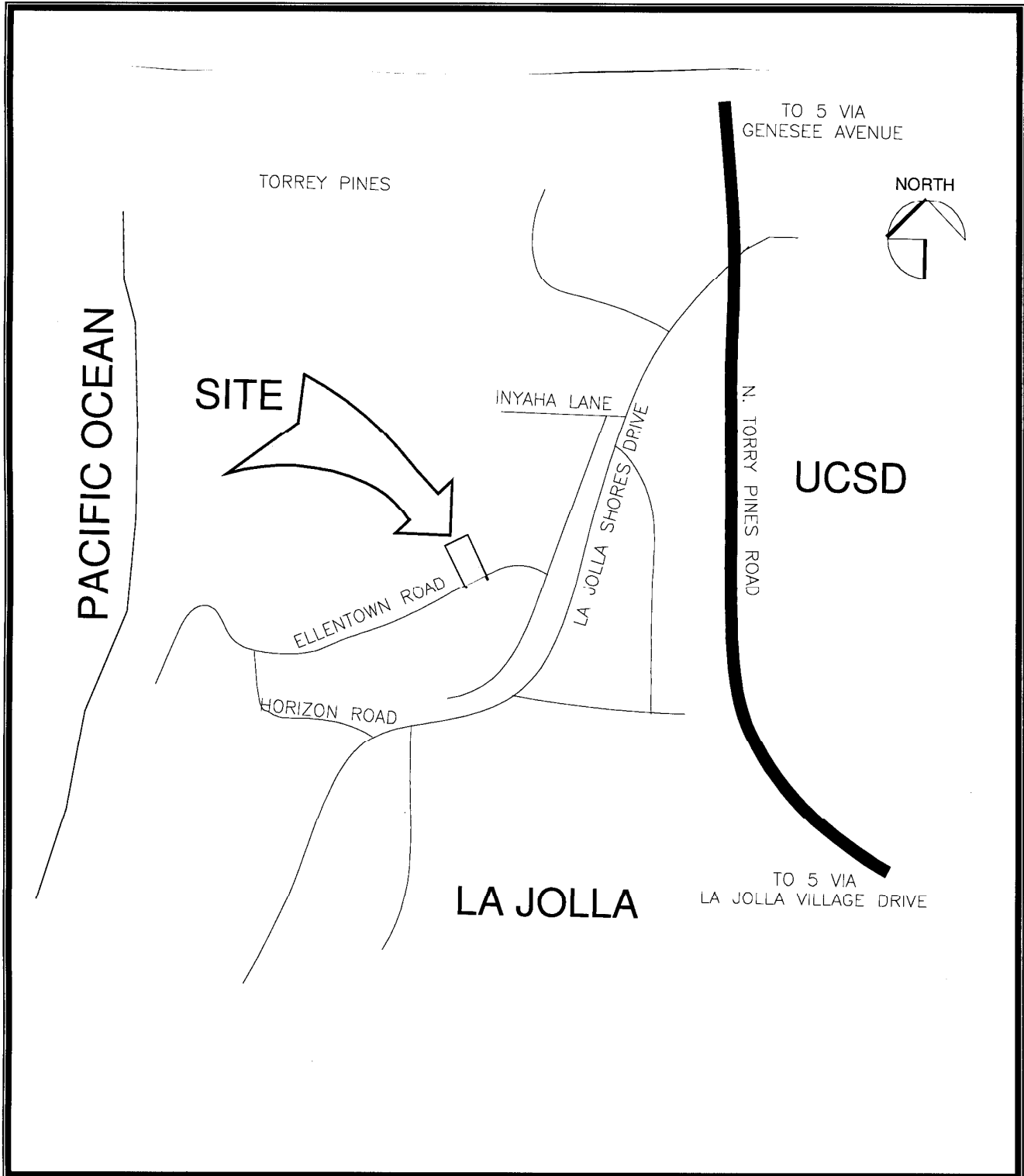
PROJECT ANALYST: K. Forburger

Attachments:

Figure 1-Location Map

Figure 2-Site Plan

Initial Study Checklist



Schroeder Residence



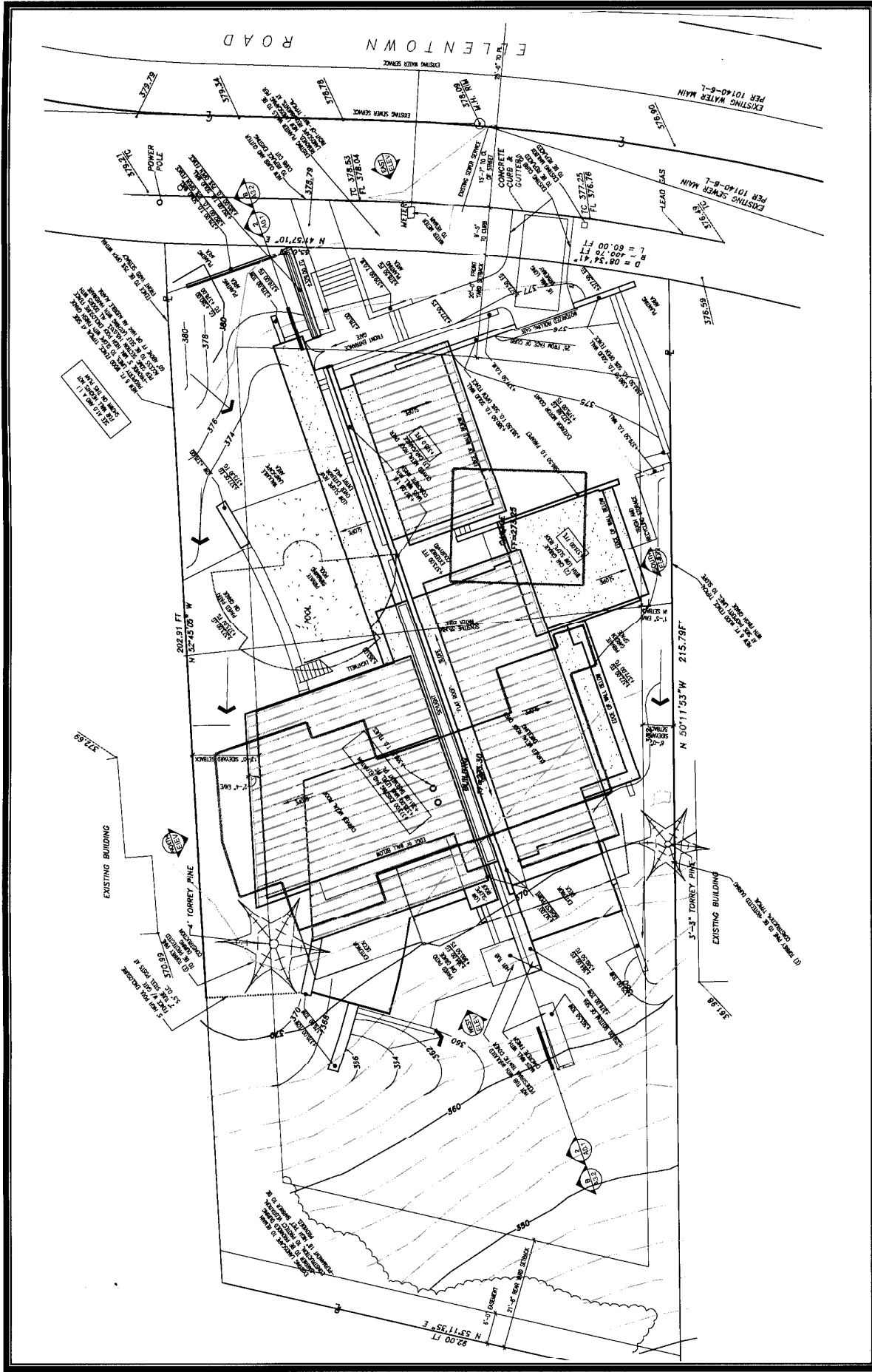
Location Map

Environmental Analysis Section Project No. 31768
CITY OF SAN DIEGO • DEVELOPMENT SERVICES

Figure

1

Figure
2



Site Plan
Environmental Analysis Section - Project No. 31768
CITY OF SAN DIEGO · DEVELOPMENT SERVICES



Initial Study Checklist

Date: April 7, 2004

Project No.: 31768

Name of Project: Schroeder Residence

III. ENVIRONMENTAL ANALYSIS:

The purpose of the Initial Study is to identify the potential for significant environmental impacts which could be associated with a project pursuant to Section 15063 of the State CEQA Guidelines. In addition, the Initial Study provides the lead agency with information which forms the basis for deciding whether to prepare an Environmental Impact Report, Negative Declaration or Mitigated Negative Declaration. This Checklist provides a means to facilitate early environmental assessment. However, subsequent to this preliminary review, modifications to the project may mitigate adverse impacts. All answers of "yes" and "maybe" indicate that there is a potential for significant environmental impacts and these determinations are explained in Section IV of the Initial Study.

Yes Maybe No

I. AESTHETICS / NEIGHBORHOOD CHARACTER – Will the proposal result in:

- | | | | |
|--|---|---|----------|
| A. The obstruction of any vista or scenic view from a public viewing area?
<u>The proposed structure would not be constructed to a height exceeding 30-feet. No obstruction would result.</u> | — | — | <u>X</u> |
| B. The creation of a negative aesthetic site or project?
<u>The proposed project would not create a negative aesthetic.</u> | — | — | <u>X</u> |
| C. Project bulk, scale, materials, or style which would be incompatible with surrounding development?
<u>The proposed project's bulk, scale, and materials would be compatible with the surrounding residential developments.</u> | — | — | <u>X</u> |
| D. Substantial alteration to the existing character of the area?
<u>The proposed project is surrounded by residential development.</u> | — | — | <u>X</u> |

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. The loss of any distinctive or landmark tree(s), or a stand of mature trees? <u>The project proposed to retain two existing Torrey Pine trees on-site. No loss would result.</u>	—	—	<u>X</u>
F. Substantial change in topography or ground surface relief features? <u>No substantial change would result as development would be confined to the existing residential development footprint.</u>	—	—	<u>X</u>
G. The loss, covering or modification of any unique geologic or physical features such as a natural canyon, sandstone bluff, rock outcrop, or hillside with a slope in excess of 25 percent? <u>No development is proposed in the rear portion of the site zoned Open Space/Park. No loss would result.</u>	—	—	<u>X</u>
H. Substantial light or glare? <u>No such impact would result.</u>	—	—	<u>X</u>
I. Substantial shading of other properties? <u>No shading would result from project implementation.</u>	—	—	<u>X</u>
II. AGRICULTURE RESOURCES / NATURAL RESOURCES / MINERAL RESOURCES – Would the proposal result in:			
A. The loss of availability of a known mineral resource (e.g., sand or gravel) that would be of value to the region and the residents of the state? <u>No such loss would result.</u>	—	—	<u>X</u>
B. The conversion of agricultural land to nonagricultural use or impairment of the agricultural productivity of agricultural land? <u>No impairment of agricultural productivity would result.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
III. AIR QUALITY – Would the proposal:			
A. Conflict with or obstruct implementation of the applicable air quality plan? <u>No such impact would result.</u>	—	—	<u>X</u>
B. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? <u>A such violation would result.</u>	—	—	<u>X</u>
C. Expose sensitive receptors to substantial pollutant concentrations? <u>No such exposure would result.</u>	—	—	<u>X</u>
D. Create objectionable odors affecting a substantial number of people? <u>No such creation would result.</u>	—	—	<u>X</u>
E. Exceed 100 pounds per day of Particulate Matter 10 (dust)? <u>Dust would be generated temporarily during construction only and would be controlled with standard construction practices.</u>	—	—	<u>X</u>
F. Alter air movement in the area of the project? <u>No such alteration would result.</u>	—	—	<u>X</u>
G. Cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally? <u>See III. G.</u>	—	—	<u>X</u>
IV. BIOLOGY – Would the proposal result in:			
A. A reduction in the number of any unique, rare, endangered, sensitive, or fully protected species of plants or animals? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
B. A substantial change in the diversity of any species of animals or plants? <u>See Initial Study Discussion</u>	—	<u>X</u>	—
C. Introduction of invasive species of plants into the area? <u>No invasive plant species are proposed directly adjacent to sensitive habitat or the MHPA.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
E. Interference with the movement of any resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors? <u>See Initial Study Discussion</u>	—	<u>X</u>	—
E. An impact to a sensitive habitat, including, but not limited to streamside vegetation, aquatic, riparian, oak woodland, coastal sage scrub or chaparral? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
F. An impact on City, State, or federally regulated wetlands (including, but not limited to, coastal salt marsh, vernal pool, lagoon, coastal, etc.) through direct removal, filling, hydrological interruption or other means? <u>No wetlands exist on-site. See Initial Study Discussion.</u>	—	—	<u>X</u>
G. Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan? <u>The project feature are incorporated into the design of the residence consistent with the MSCP Land Use Adjacency Guidelines.</u>	—	—	<u>X</u>
V. ENERGY – Would the proposal:			
A. Result in the use of excessive amounts of fuel or energy (e.g. natural gas)? <u>No such use would result with project implementation.</u>	—	—	<u>X</u>
B. Result in the use of excessive amounts of power? <u>See V. A.</u>	—	—	<u>X</u>
VI. GEOLOGY/SOILS – Would the proposal:			
A. Expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards? <u>The City of San Diego's Seismic Safety Study maps have the site rated a 53: unfavorable geologic structure, moderate risk.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Result in a substantial increase in wind or water erosion of soils, either on or off the site? <u>No such increase would result.</u>	—	—	<u>X</u>
C. Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? <u>See VI. A.</u>	—	—	<u>X</u>
VII. HISTORICAL RESOURCES – Would the proposal result in:			
A. Alteration of or the destruction of a prehistoric or historic archaeological site? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
B. Adverse physical or aesthetic effects to a prehistoric or historic building, structure, object, or site? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
C. Adverse physical or aesthetic effects to an architecturally significant building, structure, or object? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
D. Any impact to existing religious or sacred uses within the potential impact area? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
E. The disturbance of any human remains, including those interred outside of formal cemeteries? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
VIII. HUMAN HEALTH / PUBLIC SAFETY / HAZARDOUS MATERIALS: Would the proposal:			
A. Create any known health hazard (excluding mental health)? <u>There is no proposal for the storage of any hazardous materials on-site.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Expose people or the environment to a significant hazard through the routine transport, use or disposal of hazardous materials? <u>See VIII. A.</u>	—	—	<u>X</u>
C. Create a future risk of an explosion or the release of hazardous substances (including but not limited to gas, oil, pesticides, chemicals, radiation, or explosives)? <u>See VIII. A.</u>	—	—	<u>X</u>
D. Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan? <u>The proposed project would not impair or interfere with an adopted emergency plan.</u>	—	—	<u>X</u>
E. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment? <u>According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2003), no recorded hazardous materials sites exist on-site or within the proximity of this site.</u>	—	—	<u>X</u>
F. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? <u>See VIII. A.</u>	—	—	<u>X</u>
IX. HYDROLOGY/WATER QUALITY – Would the proposal result in:			
A. An increase in pollutant discharges, including down stream sedimentation, to receiving waters during or following construction? Consider water quality parameters such as temperature dissolved oxygen, turbidity and other typical storm water pollutants. <u>The proposed project would comply with the City of San Diego Storm Water Standards for single-family residential development.</u>	—	—	<u>X</u>
B. An increase in impervious surfaces and associated increased runoff? <u>No such increase would result.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes? <u>The project would not substantially alter drainage patterns. Drainage patterns would remain as they currently exist.</u>	—	—	<u>X</u>
D. Discharge of identified pollutants to an already impaired water body (as listed on the Clean Water Act Section 303(b) list)? <u>No such discharge would result.</u>	—	—	<u>X</u>
E. A potentially significant adverse impact on ground water quality? <u>No such impact would result.</u>	—	—	<u>X</u>
F. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? <u>See IX. A.</u>	—	—	<u>X</u>
X. LAND USE – Would the proposal result in:			
A. A land use which is inconsistent with the adopted community plan land use designation for the site or conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over a project? <u>The project is consistent with the La Jolla Community Plan.</u>	—	—	<u>X</u>
B. A conflict with the goals, objectives and recommendations of the community plan in which it is located? <u>The proposed project site is designated Low Density Residential and Open Space/Park in the La Jolla Community Plan. No conflict would result.</u>	—	—	<u>X</u>
C. A conflict with adopted environmental plans, including applicable habitat conservation plans adopted for the purpose of avoiding or mitigating an environmental effect for the area? <u>See X. A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
D. Physically divide an established community? <u>Proposed project would not physically divide an established community.</u>	—	—	<u>X</u>
E. Land uses which are not compatible with aircraft accident potential as defined by an adopted airport Comprehensive Land Use Plan? <u>No such impact would result.</u>	—	—	<u>X</u>
XI. NOISE – Would the proposal result in:			
A. A significant increase in the existing ambient noise levels? <u>No such increase would result.</u>	—	—	<u>X</u>
B. Exposure of people to noise levels which exceed the City's adopted noise ordinance? <u>See XI. A.</u>	—	—	<u>X</u>
C. Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan? <u>See XI. A.</u>	—	—	<u>X</u>
XII. PALEONTOLOGICAL RESOURCES: Would the proposal impact a unique paleontological resource or site or unique geologic feature? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—
XIII. POPULATION AND HOUSING – Would the proposal:			
A. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? <u>The proposed project would not induce population growth..</u>	—	—	<u>X</u>
B. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? <u>The project would not displace or necessitate the construction of housing.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
C. Alter the planned location, distribution, density or growth rate of the population of an area? <u>The project would not alter the population of the community.</u>	—	—	<u>X</u>
XIV. PUBLIC SERVICES – Would the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
A. Fire protection? <u>No additional fire protection services would be required.</u>	—	—	<u>X</u>
B. Police protection? <u>No additional police protection would be required.</u>	—	—	<u>X</u>
C. Schools? <u>No change to existing schools would occur.</u>	—	—	<u>X</u>
D. Parks or other recreational facilities? <u>Existing access to recreational areas would not be affected.</u>	—	—	<u>X</u>
E. Maintenance of public facilities, including roads? <u>Existing public facilities would not be affected.</u>	—	—	<u>X</u>
F. Other governmental services? <u>Existing services would remain unaffected.</u>	—	—	<u>X</u>
XV. RECREATIONAL RESOURCES – Would the proposal result in:			
A. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? <u>The proposed single-family residence does not include recreational facilities or require the construction or expansion of recreational facilities.</u>	—	—	<u>X</u>
C. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? <u>See XV. A.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
XVI. TRANSPORTATION/CIRCULATION – Would the proposal result in:			
A. Traffic generation in excess of specific/ community plan allocation? <u>No such generation would result.</u>	—	—	<u>X</u>
B. An increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system? <u>No such increase would result.</u>	—	—	<u>X</u>
C. An increased demand for off-site parking? <u>No such increase would result.</u>	—	—	<u>X</u>
D. Effects on existing parking? <u>No such effects would result.</u>	—	—	<u>X</u>
E. Substantial impact upon existing or planned transportation systems? <u>Project would not impact existing or planned transportation systems.</u>	—	—	<u>X</u>
F. Alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas? <u>No such impact would result.</u>	—	—	<u>X</u>
G. Increase in traffic hazards for motor vehicles, bicyclists or pedestrians due to a proposed, non- standard design feature (e.g., poor sight distance or driveway onto an access-restricted roadway)? <u>Project would not increase traffic hazards for motor vehicles, bicyclists or pedestrians.</u>	—	—	<u>X</u>
H. A conflict with adopted policies, plans or programs supporting alternative transportation models (e.g., bus turnouts, bicycle racks)? <u>No conflict would result.</u>	—	—	<u>X</u>
XVII. UTILITIES – Would the proposal result in a need for new systems, or require substantial alterations to existing utilities, including:			
A. Natural gas? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
B. Communications systems? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
C. Water? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
D. Sewer? <u>Existing utilities would not be affected.</u>	—	—	<u>X</u>
E. Storm water drainage? <u>No change in drainage patterns is anticipated.</u>	—	—	<u>X</u>
F. Solid waste disposal? <u>Existing service would remain unaffected.</u>	—	—	<u>X</u>
XVIII. WATER CONSERVATION – Would the proposal result in:			
A. Use of excessive amounts of water? <u>The project would not require the use of excessive amounts of water.</u>	—	—	<u>X</u>
B. Landscaping which is predominantly non-drought resistant vegetation? <u>Landscaping would be in compliance with the City's Landscape Standards (I.D.C., Chapter 14).</u>	—	—	<u>X</u>
XIX. MANDATORY FINDINGS OF SIGNIFICANCE:			
A. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? <u>See Initial Study Discussion.</u>	—	<u>X</u>	—

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
<p>B. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts would endure well into the future.) <u>The proposed project would not result in an impact to long-term environmental goals.</u></p>	—	—	<u>X</u>
<p>C. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.) <u>The proposed project would not result in cumulative impacts.</u></p>	—	—	<u>X</u>
<p>D. Does the project have environmental effects which would cause substantial adverse effects on human beings, either directly or indirectly? <u>The project would not result in environmental effects which would cause substantial effects on human beings.</u></p>	—	—	<u>X</u>

INITIAL STUDY CHECKLIST

REFERENCES

I. Aesthetics / Neighborhood Character

X City of San Diego Progress Guide and General Plan.

X Community Plan.

— Local Coastal Plan.

II. Agricultural Resources / Natural Resources / Mineral Resources

X City of San Diego Progress Guide and General Plan.

X U.S. Department of Agriculture, Soil Survey - San Diego Area, California, Part I and II, 1973.

— California Department of Conservation - Division of Mines and Geology, Mineral Land Classification.

— Division of Mines and Geology, Special Report 153 - Significant Resources Maps.

III. Air

— California Clean Air Act Guidelines (Indirect Source Control Programs) 1990.

— Regional Air Quality Strategies (RAQS) - APCD.

— Site Specific Report: _____.

IV. Biology

X City of San Diego, Multiple Species Conservation Program (MSCP), Subarea Plan, 1997

X City of San Diego, MSCP, "Vegetation Communities with Sensitive Species and Vernal Pools" maps, 1996.

X City of San Diego, MSCP, "Multiple Habitat Planning Area" maps, 1997.

X Community Plan - Resource Element.

- California Department of Fish and Game, California Natural Diversity Database, "State and Federally-listed Endangered, Threatened, and Rare Plants of California," January 2001.
- California Department of Fish & Game, California Natural Diversity Database, "State and Federally-listed Endangered and Threatened Animals of California," January 2001.
- City of San Diego Land Development Code Biology Guidelines.
- X Site Specific Report: "*Biological Resources Assessment, Schroeder Residence 2624 Ellentown Road, La Jolla*" Pacific Southwest Biological Services, Inc., July 15, 2004.
- V. Energy**
- ---
- VI. Geology/Soils**
- X City of San Diego Seismic Safety Study.
- U.S. Department of Agriculture Soil Survey - San Diego Area, California, Part I and II, December 1973 and Part III, 1975.
- X Site Specific Report: *Report of Preliminary Geotechnical Investigation, Schroeder Residence Remodel and Additions, 2624 Ellentown Road, La Jolla, California*, prepared by Geotechnical Exploration, Inc., dated April 15, 2003
- X Site Specific Report: *Addendum Letter of Response to City of San Diego Review of Report of Preliminary Geotechnical Investigation, Proposed Schroeder Residence, 2624 Ellentown Road, La Jolla, California*, , prepared by Geotechnical Exploration, Inc., dated June 24, 2003
- VII. Historical Resources**
- X City of San Diego Historical Resources Guidelines.
- X City of San Diego Archaeology Library.
- X Historical Resources Board List.
- Community Historical Survey:

- X Site Specific Report: *"An Archaeological Survey and Testing Program for the Schroeder Residence Project, La Jolla, City of San Diego."* by Brian F. Smith and Associates (December 30, 2004)
- X Site Specific Report: *"Historical and Architectural Report for 2624 Ellentown Road La Jolla, California,"* by Dr. Ray Brandes and Scott a. Moomjian, Esq. (August 2004)

VIII. Human Health / Public Safety / Hazardous Materials

- X San Diego County Hazardous Materials Environmental Assessment Listing, 1996.
- San Diego County Hazardous Materials Management Division
- FAA Determination
- State Assessment and Mitigation, Unauthorized Release Listing, Public Use Authorized 1995.
- Airport Comprehensive Land Use Plan.

IX. Hydrology/Water Quality

- Flood Insurance Rate Map (FIRM).
- X Federal Emergency Management Agency (FEMA), National Flood Insurance Program - Flood Boundary and Floodway Map.
- Clean Water Act Section 303(b) list, dated May 19, 1999, http://www.swrcb.ca.gov/tmdl/303d_lists.html.

X. Land Use

- X City of San Diego Progress Guide and General Plan.
- X Community Plan.
- Airport Comprehensive Land Use Plan
- X City of San Diego Zoning Maps
- FAA Determination

XI. Noise

☒ Community Plan

☐ Site Specific Report: _____.

☐ San Diego International Airport - Lindbergh Field CNEL Maps.

☐ Brown Field Airport Master Plan CNEL Maps.

☐ Montgomery Field CNEL Maps.

☐ San Diego Association of Governments - San Diego Regional Average Weekday Traffic Volumes.

☐ San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

☒ City of San Diego Progress Guide and General Plan.

XII. Paleontological Resources

☐ City of San Diego Paleontological Guidelines.

☒ Thomas A., and Stephen L. Walsh, "Paleontological Resources City of San Diego," Department of Paleontology San Diego Natural History Museum, 1996.

☒ Kennedy, Michael P., and Gary L. Peterson, "Geology of the San Diego Metropolitan Area, California. Del Mar, La Jolla, Point Loma, La Mesa, Poway, and SW 1/4 Escondido 7 1/2 Minute Quadrangles," California Division of Mines and Geology Bulletin 200, Sacramento, 1975.

☒ Kennedy, Michael P., and Siang S. Tan, "Geology of National City, Imperial Beach and Otay Mesa Quadrangles, Southern San Diego Metropolitan Area, California," Map Sheet 29, 1977.

XIII. Population / Housing

☐ City of San Diego Progress Guide and General Plan.

☒ Community Plan.

☐ Series 8 Population Forecasts, SANDAG.

XIV. Public Services

X City of San Diego Progress Guide and General Plan.

X Community Plan.

XV. Recreational Resources

— City of San Diego Progress Guide and General Plan.

X Community Plan.

— Department of Park and Recreation

— City of San Diego - San Diego Regional Bicycling Map

— Additional Resources:_____.

XVI. Transportation / Circulation

— City of San Diego Progress Guide and General Plan.

X Community Plan.

X San Diego Metropolitan Area Average Weekday Traffic Volume Maps, SANDAG.

— San Diego Region Weekday Traffic Volumes, SANDAG.

XVII. Utilities

— _____.

XVIII. Water Conservation

— Sunset Magazine, New Western Garden Book. Rev. ed. Menlo Park, CA: Sunset Magazine.